



ZONING & PLATTING COMMISSION AGENDA

Tuesday, December 3, 2019

The Zoning and Platting Commission will convene at 6:00 PM on Tuesday, December 3, 2019 at Austin City Hall, Council Chambers
[301 W. Second Street, Austin, TX](#)

[Ana Aguirre](#) – Secretary
[Nadia Barrera-Ramirez](#)
[Ann Denkler](#) - Parliamentarian
[Jim Duncan](#) – Vice-Chair
[Bruce Evans](#)

[David King](#)
[Jolene Kiolbassa](#) – Chair
[Ellen Ray](#)
[Hank Smith](#)
[Abigail Tatkov](#)
Vacant (District 3)

EXECUTIVE SESSION (No public discussion)

The Zoning & Platting Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney. Private Consultation with Attorney – Section 551.071

CITIZEN COMMUNICATION

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

A. APPROVAL OF MINUTES

1. Approval of minutes from November 19, 2019.

B. PUBLIC HEARINGS

Facilitator: [Heather Chaffin](#), 512-974-2122
Attorney: [Erika Lopez](#), 512-974-3588
Commission Liaison: [Andrew Rivera](#), 512-974-6508

1. **Rezoning:** [C14-2019-0103 - 9100 US-290 East; District 1](#)
 Location: 9100 US 290 East, Walnut Creek Watershed
 Owner/Applicant: COCO04 Austin TX, LP c/o Gladstone Commercial Corp
 Agent: Drenner Group PC (Dave Anderson)
 Request: LI-CO to CS-CO
 Staff Rec.: **Staff postponement request to January 7, 2020**
 Staff: [Heather Chaffin](#), 512-974-2122
 Planning and Zoning Department

2. **Rezoning:** [C14-2019-0137 - Delwau RV Park, District 1](#)
 Location: 7715 Delwau Lane, Boggy Creek and Colorado River Watersheds
 Owner/Applicant: Delwau LLC (Noah Zimmerman)
 Agent: South Llano Strategies (Glen Coleman)
 Request: SF-2 to CS-MU
 Staff Rec.: **Staff postponement request to January 7, 2020**
 Staff: [Heather Chaffin](#), 512-974-2122
 Planning and Zoning Department

3. **Rezoning:** [C14-2019-0139 - Forest Wood Road; District 5](#)
 Location: 7708 Forest Wood Road, South Boggy Creek Watershed
 Owner/Applicant: Michael Lubitz
 Agent: Michael Lubitz
 Request: SF-2 to SF-3
 Staff Rec.: **Recommended**
 Staff: [Mark Graham](#), 512-974-3574
 Planning and Zoning Department

4. **Final Plat with Preliminary:** [C8-2019-0019.1A.SH - Goodnight Ranch Phase One - B; District 2](#)
 Location: 8749 Vertex Boulevard, Onion Creek Watershed
 Owner/Applicant: Austin Goodnight Ranch L.P.
 Agent: Landdev Consulting LLC (Greg Fortman)
 Request: Approve a final plat subdivision of one lot on 2.821 acres.
 Staff Rec.: **Recommended**
 Staff: [Sylvia Limon](#), 512-974-2767
 Development Services Department

5. **Preliminary Plan:** [C8-2019-0041 - Avery Lakeline Preliminary Plan, District 6](#)
 Location: 14121 North U.S. Highway 183, Buttercup Creek Watershed
 Owner/Applicant: JCI Residential, LLC (Sam Kumar, Manager)
 Agent: Jones Carter, Inc. (Gemsong N. Ryan)
 Request: Approve a preliminary plan consisting of 9 lots on 97.24 acres.
 Staff Rec.: **Recommended**
 Staff: [Joey de la Garza](#), 512-974-2664
 Development Services Department

Facilitator: [Heather Chaffin](#), 512-974-2122

Attorney: [Erika Lopez](#), 512-974-3588

Commission Liaison: [Andrew Rivera](#), 512-974-6508

6. **Site Plan:** [SP-2019-0108D - Thaxton Road Tract Offsite Wastewater Improvements; District 2](#)
Location: 6810-1/2 Colton Bluff Springs Road, Marble Creek Watershed
Owner/Applicant: Phillip Boghosian
Agent: Jeff Howard
Request: Request to vary LDC 25-8-261 to allow development in a critical water quality zone.
Staff Rec.: **Not Recommended**
Staff: [Jonathan Garner](#) 512-974-1665,
Development Services Department
Atha Phillips, Watershed Protection Department
7. **Subdivision, Preliminary:** [C8-2018-0217 - Colton Bluff Subdivision; District 2](#)
Location: 7231 Colton Bluff Springs Road, Cottonmouth Creek Watershed
Owner/Applicant: KB Home Lone Star Inc.
Agent: Carlson, Brigrance & Doering, Inc. (Geoff Guerrero)
Request: Approve a preliminary subdivision of 365 residential (small lot) lots on 94.441 acres.
Staff Rec.: **Recommended**
Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department
8. **Subdivision, Preliminary:** [C8-2019-0019.SH - Goodnight Ranch Phase One - B; District 2](#)
Location: 8749 Vertex Boulevard, Onion Creek Watershed
Owner/Applicant: Austin Goodnight Ranch L.P.
Agent: Landdev Consulting LLC (Greg Fortman)
Request: Approve a preliminary subdivision of one lot on 2.821 acres.
Staff Rec.: **Recommended**
Staff: [Sylvia Limon](#), 512-974-2767
Development Services Department

9. Environmental [SP-2019-0243DS - 3801 Westlake; District 10](#)

Variance:

Location: 3801 Westlake Drive, Lake Austin Watershed
Owner/Applicant: Eric Moreland
Agent: Janis Smith, Janis Smith Consulting, LLC
Request: Variance request is as follows:
Request to vary from LDC 25-8-281(C)(2)(b) to allow construction of a boat dock and shoreline access within a 150-foot Critical Environmental Feature (CEF) buffer for a Rimrock CEF.

Staff Rec.: **Staff recommends with conditions.**

Environmental Commission: Recommends with conditions

Staff: [Clarissa Davis](#), 512-974-1423
[Pamela Abee-Taulli](#), 512-974-1879
Development Services Department

C. NEW BUSINESS

D. ITEMS FROM THE COMMISSION

1. Revision of the Austin Land Development Code

Discussion and possible action regarding matters related to any proposed revisions to the Land Development Code including but not limited to staff updates, presentations and scheduling. Co-Sponsors: Chair Kiolbassa, Vice-Chair Duncan

E. FUTURE AGENDA ITEMS

Future agenda items will not be discussed at the current meeting, but will be offered for initiation, discussion or possible recommendation at a future meeting.

F. COMMITTEE REPORTS & WORKING GROUPS

[Codes and Ordinances Joint Committee](#)

(Vice-Chair Duncan, Commissioners: Barrera-Ramirez and Denkler)

[Comprehensive Plan Joint Committee](#)

(Commissioners: Aguirre, Evans and Smith)

[Small Area Planning Joint Committee](#)

(Commissioners: Aguirre, King and Ray)

Affordable Housing Working Group

(Commissioners: Aguirre, King and Tatkov)

Facilitator: [Heather Chaffin](#), 512-974-2122

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ADJOURNMENT

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days before the meeting date. Please call Andrew Rivera at the Planning and Zoning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.

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SPEAKER TESTIMONY TIME ALLOCATION

PUBLIC HEARING

Speaker	Number	Time Allocated	Total Time Allocated
Applicant / Agent	1	6 min.	12min. (w/donated time; including 3min. rebuttal)
Primary Speaker Opposed	1	6 min.	9 min. (w/ donated time)
All other Speakers	unlimited	3 min.	6 min. (w/ donated time)

All speakers are limited to 3 minutes of donated time from a speaker present during the Public Hearing of the item.

POSTPONEMENT

Speaker	Number	Time Allocated
Speakers Favoring Postponement	3	3 min. each
Speakers Opposing Postponement	3	3 min. each

Donation of time is prohibited and speakers should only convey the reason for favoring or opposing the postponement and not discuss the merits of the case.

2019 ZONING AND PLATTING COMMISSION MEETING SCHEDULE

January 15, 2019	July 2, 2019
January 29, 2019	July 16, 2019
February 5, 2019	August 6, 2019
February 19, 2019	August 20, 2019
March 5, 2019	September 3, 2019
March 19, 2019	September 17, 2019
April 2, 2019	October 1, 2019
April 16, 2019	October 15, 2019
May 7, 2019	November 5, 2019
May 21, 2019	November 19, 2019
June 4, 2019	December 3, 2019
June 18, 2019	December 17, 2019